| 151.0 | 0002 | 0001.0 | 1 of 1 | Residential | | Total Card / Total Parcel |
|---|---|---|---|---|---|---|
| Map | Block | Lot | CARD | ARLINGTON | APPRAISED: | 880,500 / 880,500 |
| | | | | | USE VALUE: | 880,500 / 880,500 |
| | | | | | ASSESSED: | 880,500 / 880,500 |

## PROPERTY LOCATION

| No | Alt No | Direction/Street/City |
|---|---|---|
| 84 | | OAKLAND AVE, ARLINGTON |

## OWNERSHIP

Unit #:

| | |
|---|---|
| Owner 1: | CHAINEY-FLAJNIK KATHLEEN E |
| Owner 2: | |
| Owner 3: | |
| Street 1: | 84 OAKLAND AVENUE |
| Street 2: | |
| Twn/City: | ARLINGTON |
| St/Prov: | MA Cntry: Own Occ: Y |
| Postal: | 02476 Type: |

## PREVIOUS OWNER

| | |
|---|---|
| Owner 1: | FLAJNIK JAMES D - |
| Owner 2: | CHAINEY-FLAJNIK KATHLEEN - |
| Street 1: | 84 OAKLAND AVENUE |
| Twn/City: | ARLINGTON |
| St/Prov: | MA Cntry: |
| Postal: | 02476 |

## NARRATIVE DESCRIPTION

This parcel contains 10,911 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1940, having primarily Aluminum Exterior and 2139 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 8 Rooms, and 4 Bdrms.

## OTHER ASSESSMENTS

| Code | Descrip/No | Amount | Com. Int |
|---|---|---|---|
| | | | |

## PROPERTY FACTORS

| Item | Code | Description | % | Item | Code | Description |
|---|---|---|---|---|---|---|
| Z | R1 | SINGLE FA | 100 | water | | |
| o | | | | Sewer | | |
| n | | | | Electri | | |
| Census: | | | | Exmpt | | |
| Flood Haz: | | | | | | |
| D | | | | Topo | 1 | Level |
| s | | | | Street | | |
| t | | | | Gas: | | |

## IN PROCESS APPRAISAL SUMMARY

| Use Code | Land Size | Building Value | Yard Items | Land Value | Total Value |
|---|---|---|---|---|---|
| 101 | 10911.000 | 354,800 | 2,600 | 523,100 | 880,500 |
| Total Card | 0.250 | 354,800 | 2,600 | 523,100 | 880,500 |
| Total Parcel | 0.250 | 354,800 | 2,600 | 523,100 | 880,500 |

Source: Market Adj Cost | Total Value per SQ unit /Card: 411.74 | /Parcel: 411.7

**Legal Description**

**User Acct** 99878

**GIS Ref**

**GIS Ref**

**Insp Date** 07/13/18

Entered Lot Size

Total Land:

Land Unit Type:

## PREVIOUS ASSESSMENT

**Parcel ID** 151.0-0002-0001.0

!11826!

| Tax Yr | Use | Cat | Bldg Value | Yrd Items | Land Size | Land Value | Total Value | Asses'd Value | Notes | Date |
|---|---|---|---|---|---|---|---|---|---|---|
| 2020 | 101 | FV | 354,800 | 2600 | 10,911. | 523,100 | 880,500 | 880,500 | Year End Roll | 12/18/2019 |
| 2019 | 101 | FV | 280,300 | 2600 | 10,911. | 523,100 | 806,000 | 806,000 | Year End Roll | 1/3/2019 |
| 2018 | 101 | FV | 286,500 | 2600 | 10,911. | 463,300 | 752,400 | 752,400 | Year End Roll | 12/20/2017 |
| 2017 | 101 | FV | 286,500 | 2600 | 10,911. | 388,600 | 677,700 | 677,700 | Year End Roll | 1/3/2017 |
| 2016 | 101 | FV | 286,500 | 2600 | 10,911. | 388,600 | 677,700 | 677,700 | Year End | 1/4/2016 |
| 2015 | 101 | FV | 270,400 | 2600 | 10,911. | 336,300 | 609,300 | 609,300 | Year End Roll | 12/11/2014 |
| 2014 | 101 | FV | 270,400 | 2600 | 10,911. | 325,100 | 598,100 | 598,100 | Year End Roll | 12/16/2013 |
| 2013 | 101 | FV | 270,400 | 2600 | 10,911. | 309,400 | 582,400 | 582,400 | | 12/13/2012 |

**PRINT**

| Date | Time |
|---|---|
| 12/11/20 | 01:57:36 |

**LAST REV**

| Date | Time |
|---|---|
| 12/07/18 | 10:09:58 |

danam

11826

## SALES INFORMATION

**TAX DISTRICT**

**PAT ACCT.**

| Grantor | Legal Ref | Type | Date | Sale Code | Sale Price | V | Tst | Verif | Notes |
|---|---|---|---|---|---|---|---|---|---|
| FLAJNIK JAMES D | 51876-266 | | 11/7/2008 | Family | 1 | No | No | | |
| DARLOW PETER G | 32065-1 | | 11/27/2000 | | 485,000 | No | No | | |
| CHEN STEVEN/ETA | 22854-50 | | 1/25/1993 | | 240,000 | No | No | | Y |

## BUILDING PERMITS

| Date | Number | Descrip | Amount | C/O | Last Visit | Fed Code | F. Descrip | Comment |
|---|---|---|---|---|---|---|---|---|
| 9/21/2018 | 1375 | Insulate | 4,000 | C | | | | |
| 9/4/2018 | 1255 | Siding | 49,945 | C | | | | |
| 8/4/2011 | 805 | Redo Bas | 21,000 | C | | | | FINISH STORAGE ROO |

## ACTIVITY INFORMATION

| Date | Result | By | Name |
|---|---|---|---|
| 7/13/2018 | Inspected | PH | Patrick H |
| 6/1/2018 | MEAS&NOTICE | BS | Barbara S |
| 4/18/2012 | Info Fm Prmt | BR | B Rossignol |
| 10/23/2008 | Meas/Inspect | 163 | PATRIOT |
| 2/23/2001 | MLS | MM | Mary M |
| 1/6/2000 | Inspected | 264 | PATRIOT |
| 12/7/1999 | Mailer Sent | | |
| 11/22/1999 | Measured | 263 | PATRIOT |
| 9/1/1991 | | PM | Peter M |

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

## USER DEFINED

| | |
|---|---|
| Prior Id # 1: | 99878 |
| Prior Id # 2: | |
| Prior Id # 3: | |
| Prior Id # 1: | |
| Prior Id # 2: | |
| Prior Id # 3: | |
| Prior Id # 1: | |
| Prior Id # 2: | |
| Prior Id # 3: | |
| ASR Map: | |
| Fact Dist: | |
| Reval Dist: | |
| Year: | |
| LandReason: | |
| BldReason: | |
| CivilDistrict: | |
| Ratio: | |

## LAND SECTION (First 7 lines only)

| Use Code | Description | LUC Fact | No of Units | Depth / PriceUnits | Unit Type | Land Type | LT Factor | Base Value | Unit Price | Adj | Neigh | Neigh Influ | Neigh Mod | Infl 1 | % | Infl 2 | % | Infl 3 | % | Appraised Value | Alt Class | % | Spec Land | J Code | Fact | Use Value | Notes |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 101 | One Family | | 10911 | | Sq. Ft. | Site | | 0 | 70. | 0.68 | 8 | | | | | | | | | 523,129 | | | | | | 523,100 | |

Total AC/HA: 0.25048 | Total SF/SM: 10911 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 523,129 | Spl Credit | Total: 523,100

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed. Database: AssessPro - FY2021 apro 2021

## EXTERIOR INFORMATION

| | | | |
|---|---|---|---|
| Type: | 15 - Old Style | | |
| Sty Ht: | 2A - 2 Sty +Attic | | |
| (Liv) Units: | 1 | Total: | 1 |
| Foundation: | 3 - BrickorStone | | |
| Frame: | 1 - Wood | | |
| Prime Wall: | 3 - Aluminum | | |
| Sec Wall: | | | % |
| Roof Struct: | 1 - Gable | | |
| Roof Cover: | 1 - Asphalt Shgl | | |
| Color: | GREEN | | |
| View / Desir: | | | |

## GENERAL INFORMATION

| | | | |
|---|---|---|---|
| Grade: | C+ - Average (+) | | |
| Year Blt: | 1940 | Eff Yr Blt: | |
| Alt LUC: | | Alt %: | |
| Jurisdict: | G13 | Fact: | . |
| Const Mod: | | | |
| Lump Sum Adj: | | | |

## INTERIOR INFORMATION

| | | | |
|---|---|---|---|
| Avg Ht/FL: | STD | | |
| Prim Int Wall | 2 - Plaster | | |
| Sec Int Wall: | | | % |
| Partition: | T - Typical | | |
| Prim Floors: | 3 - Hardwood | | |
| Sec Floors: | | | % |
| Bsmnt Flr: | 12 - Concrete | | |
| Subfloor: | | | |
| Bsmnt Gar: | | | |
| Electric: | 3 - Typical | | |
| Insulation: | 2 - Typical | | |
| Int vs Ext: | S | | |
| Heat Fuel: | 2 - Gas | | |
| Heat Type: | 1 - Forced H/Air | | |
| # Heat Sys: | 1 | | |
| % Heated: | 100 | % AC: | 100 |
| Solar HW: | NO | Central Vac: | NO |
| % Com Wall | | % Sprinkled: | |

## BATH FEATURES

| | | | |
|---|---|---|---|
| Full Bath | 1 | Rating: | Average |
| A Bath: | | Rating: | |
| 3/4 Bath: | | Rating: | |
| A 3QBth | | Rating: | |
| 1/2 Bath: | 1 | Rating: | Good |
| A HBth: | | Rating: | |
| OthrFix: | | Rating: | |

## OTHER FEATURES

| | | | |
|---|---|---|---|
| Kits: | 1 | Rating: | Average |
| A Kits: | | Rating: | |
| Frpl: | 1 | Rating: | Average |
| WSFlue: | | Rating: | |

## CONDO INFORMATION

| | |
|---|---|
| Location: | |
| Total Units: | |
| Floor: | |
| % Own: | |
| Name: | |

## DEPRECIATION

| | | | |
|---|---|---|---|
| Phys Cond: | AG - Avg-Good | 26. | % |
| Functional: | | | % |
| Economic: | | | % |
| Special: | | | % |
| Override: | | | % |
| | Total: | 26.4 | % |

## CALC SUMMARY

| | |
|---|---|
| Basic $ / SQ: | 130.00 |
| Size Adj.: | 1.22692299 |
| Const Adj.: | 0.99989998 |
| Adj $ / SQ: | 159.484 |
| Other Features: | 78250 |
| Grade Factor: | 1.10 |
| NBHD Inf: | 1.00000000 |
| NBHD Mod: | |
| LUC Factor: | 1.00 |
| Adj Total: | 482118 |
| Depreciation: | 127279 |
| Depreciated Total: | 354839 |

## COMMENTS

## RESIDENTIAL GRID

| 1st Res Grid | Desc: | Line 1 | # Units: | 1 |
|---|---|---|---|---|

| Level | FY | LR | DR | D | K | FR | RR | BR | FB | HB | L | O |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Other | | | | | | | | | | | | |
| Upper | | | | | | | | | | | | |
| Lvl 2 | | | | | | | | | | | | |
| Lvl 1 | | | | | | | | | | | | |
| Lower | | | | | | | | | | | | |

| Totals | RMs: | 8 | BRs: | 4 | Baths: | 1 | HB | 1 |
|---|---|---|---|---|---|---|---|---|

## REMODELING

| | |
|---|---|
| Exterior: | |
| Interior: | |
| Additions: | |
| Kitchen: | |
| Baths: | |
| Plumbing: | |
| Electric: | |
| Heating: | |
| General: | |

## RES BREAKDOWN

| No Unit | RMS | BRS | FL |
|---|---|---|---|
| 1 | 8 | 4 | |
| Totals | | | |
| 1 | 8 | 4 | |

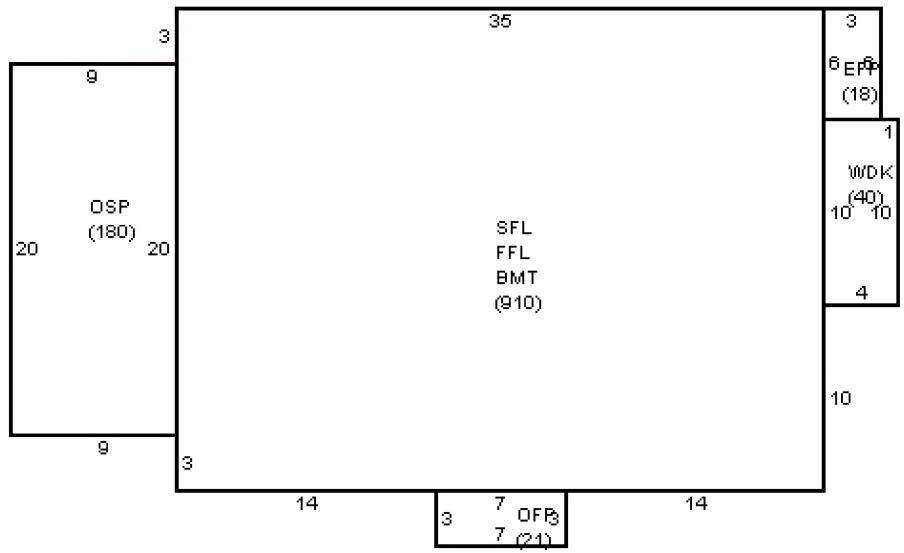
## COMPARABLE SALES

| Rate | Parcel ID | Typ | Date | Sale Price |
|---|---|---|---|---|
| | | | | |

| | | | |
|---|---|---|---|
| WtAv$/SQ: | | AvRate: | Ind.Val |

| | | | |
|---|---|---|---|
| Juris. Factor: | 1.00 | Before Depr: | 175.43 |
| Special Features: | 0 | Val/Su Net: | 118.70 |
| Final Total: | 354800 | Val/Su SzAd | 194.95 |

## SKETCH




## SUB AREA

| Code | Description | Area - SQ | Rate - AV | Undepr Value |
|---|---|---|---|---|
| BMT | Basement | 910 | 67.940 | 61,826 |
| FFL | First Floor | 910 | 159.480 | 145,130 |
| SFL | Second Floor | 910 | 159.480 | 145,130 |
| OSP | Screen Porch | 180 | 28.230 | 5,081 |
| WDK | Deck | 40 | 16.000 | 640 |
| OFP | Open Porch | 21 | 44.000 | 924 |
| EFP | Enclos Porch | 18 | 72.590 | 1,307 |
| | Net Sketched Area: | 2,989 | Total: | 360,038 |
| Size Ad | 1820 | Gross Are | 2989 | FinArea 2139 |

## SUB AREA DETAIL

| Sub Area | % Usbl | Descrip | % Type | Qu | # Ten |
|---|---|---|---|---|---|
| BMT | 100 | GFB | 35 | G | |

## MOBILE HOME

| Make: | | Model: | | Serial #: | | Year: | | Color: | |
|---|---|---|---|---|---|---|---|---|---|

## SPEC FEATURES/YARD ITEMS

## PARCEL ID 151.0-0002-0001.0

| Code | Description | A | Y/S | Qty | Size/Dim | Qual | Con | Year | Unit Price | D/S | Dep | LUC | Fact | NB Fa | Appr Value | JCod | JFact | Juris. Value |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 6 | Carport | D | Y | 1 | 20X20 | A | AV | 1940 | 10.63 | T | 40 | 101 | | | 2,600 | | | 2,600 |

| More: | N | Total Yard Items: | 2,600 | Total Special Featues: | | Total: | 2,600 |
|---|---|---|---|---|---|---|---|

## IMAGE

AssessPro Patriot Properties, Inc